DELEGATED REPORT SHEET FOR EDC CONSULTATIONS

CIL LIABLE: NO

APPLICATION NO: 25/01048/EDCCON

LOCATION:

Ashmere Phase 4 (Western Village) Eastern Quarry Watling Street Swanscombe

DESCRIPTION:

Consultation on a Reserved Matters application (relating to access, appearance, landscaping, layout and scale) pursuant to condition 2 (details of Reserved Matters), Condition 25 (Reserved Matters Design Details) and Condition 28 (Noise Report) of outline planning permission EDC/17/0048 for 227 dwellings and associated infrastructure including roads, surface water attenuation and electricity sub-stations (Ashmere Phase 4) within Ebbsfleet Development Corporation

TARGET DATE: **01.10.2025**

RELEVANT HISTORY

None specific

RELEVANT POLICIES
(only for strategic issues not detailed design issues)

The Dartford Plan 2024: S1, E1, E2, E5 & M7

INTERNAL CONSULTATION RESPONSES

Housing Policy Manager: The mix for rented units is acceptable and also provides for a number of family homes – which are all houses. Also, the shared ownership looks acceptable.

KEY ISSUES FOR DBC

Impact on DBC and in particular AH provision

COMMENT

The application seeks approved of reserved matters for a 227 unit scheme as part of the wider Ebbsfleet development. The detailed matters for this scheme are a matter for EDC rather than DBC to consider. The details submitted also refer to noise but EDC now use their own EH consultants. With regard to AH, I note the acceptance of the AH provision in this phase by the Housing Policy Manager and I have no further comments.

RECOMMENDATION

No objection

DECISION CODE **NO (no objection) / OB (objection) / RCO (raises concerns)**
NC (no observations) / OBS (observations)

COMMENTS TO BE ADDED TO LETTER

DBC consider the detail of the scheme is a matter for EDC to consider. With regard to Affordable Housing provision, the Council's Housing Development and Policy Manager has advised that the details set out in the application are acceptable.

DATE:	PLANNER:	HoPS:	DM:	PP/MPTL
12-11-25	S Bell	S.Collins 13-11-25		